

## Department of Permitting & Inspections

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### MEMORANDUM

To: Design Advisory Board  
From: Ryan Morrison, Associate Planner  
Date: April 27, 2021  
RE: 21-0677CA; 184-186 North Winooski Avenue

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The applicant has submitted revised plans to address the concerns of the Design Advisory Board from the April 13, 2021 DAB meeting. The DAB requested the following:

1. The building should be pushed back +/- 6 ft from the street frontage; and
2. There should be an entrance to at least one of the apartments facing the street – a redesign of the entrance to be more inviting to the streetscape.

The applicant has provided revised drawings that push the proposed building 8' 6" from the edge of the sidewalk. A covered wrap-around porch (front and side) will be included to provide pedestrian access to each of the units. The revised plans include new landscaping along the street edge in the form of bulb flowers and unidentified trees/shrubs.

Sec. 6.2.2 (h) requires that principal buildings have their main entrance facing and clearly identifiable from the public street. The original plans had all entrances on the side of the proposed building. In response to #2 above, the plans have been revised to include an entrance to Unit 1 on the street side façade, while retaining the other two entrances along the side of the building. While not a main entrance to the overall four-plex, this relocated entrance for Unit 1 follows the recommendation of the DAB. That, in combination with the redesigned covered porch and landscaping should provide a more inviting streetscape.

One addition to the proposal is a 'Deen – Brosseau 2021' wall sign on the 3<sup>rd</sup> floor front elevation. Sec. 7.2.13 Wall Sign – limits the height of wall signs to 'No higher than the floor level of the second story'. While signage would be permitted with a separate sign permit, as proposed, this sign does not conform to the height limitation. Also, there are no exemptions under Sec. 7.1.3 that would apply to this sign.

Now that the applicant has revised the plans in accordance with the recommendations of the DAB, the Board should be able to now provide a recommendation to the Development Review Board.

In addition, the applicant will need to do the following in advance of the future Development Review Board hearing:

- Update the overall site plan and lot coverage calculations;
- Identify the landscape planting species;
- Identify the materials to be used for the covered porch;
- Revise/remove the 'Deen – Brosseau 2021' sign so that it conforms with the requirements of Article 7 – Signs, and understand that a separate sign permit is required for all signage.